



Wylie City Council

Minutes

Wylie City Council Meeting

Tuesday, April 28, 2015 – 6:00 p.m.

Wylie Municipal Complex – Council Chambers

300 Country Club Road, Bldg. 100

Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum.

Mayor Eric Hogue called the meeting to order at 6:00 p.m. City Secretary Carole Ehrlich took roll call with the following City Council members present: Mayor Eric Hogue, Mayor pro tem Keith Stephens, Councilman Bennie Jones, Councilman David Dahl, Councilman Todd Winters, Councilman Nathan Scott, and Councilman William Whitney III.

Staff present were: City Manager, Mindy Manson; Assistant City Manager, Jeff Butters; Planning Director, Renae Ollie; Finance Director, Linda Bantz; Fire Chief, Brent Parker; Public Services Director, Mike Sferra; Wylie Economic Development Corporation Executive Director, Sam Satterwhite; City Secretary, Carole Ehrlich; Public Information Officer, Craig Kelly; and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Councilman Dahl gave the invocation. Councilman Winters led the Pledge of Allegiance.

PRESENTATIONS

- Wylie Way Students – 3rd Nine Weeks

Mayor Hogue and Mayor pro tem Stephens presented medallions to students demonstrating “Shining the Wylie Way.” Each nine weeks one student from each WISD campus is chosen as the “Wylie Way Student.”

- **Proclamation for Wylie East Girls Soccer Team Championship**

Mayor Hogue read a proclamation honoring the Wylie East Girls' Soccer Team for their accomplishment of winning the State Championship. Members of the team and coaches were present to accept the award.

CITIZENS COMMENTS ON NON-AGENDA ITEMS

Residents may address Council regarding an item that is not listed on the Agenda. Residents must fill out a non-agenda form prior to the meeting in order to speak. Council requests that comments be limited to three (3) minutes. In addition, Council is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

Jeremy Meier, representing the Wylie Downtown Merchants Association, reminded those present to attend the 2015 Pedal Car Race to be held May 3rd from 1:00 – 3:00 p.m. in Historic Downtown Wylie.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- A. **Consider, and act upon, approval of the Minutes of April 14, 2015 Regular Meeting of the Wylie City Council.** *(C. Ehrlich, City Secretary)*
- B. **Consider, and act upon, the monthly Revenue and Expense Report for the Wylie Economic Development Corporation as of March 31, 2015.** *(S. Satterwhite, WEDC Director)*
- C. **Consider, and place on file, the City of Wylie Monthly Investment Report for March 31, 2015.** *(L. Bantz, Finance Director)*
- D. **Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for March 31, 2015.** *(L. Bantz, Finance Director)*
- E. **Consider, and act upon, the award of bid # W2015-37-B for Industrial Court Wastewater Rehabilitation Project to Horseshoe Construction Inc. in the amount of \$242,255.00, and authorizing the City Manager to execute any and all necessary documents.** *(G. Hayes, Purchasing)*
- F. **Consider, and act upon, Resolution No. 2015-12(R), authorizing the application to The North Central Council of Governments for the Transportation Alternatives Program 2015 Call for Projects.** *(C. Holsted, City Engineer)*
- G. **Consider, and act upon, approval of Resolution No. 2015-13(R) authorizing the City Manager to execute an Interlocal Agreement with Collin County concerning the construction of Ballard Avenue from Alanis Drive to the Collin County line.** *(C. Holsted, City Engineer)*

Council Action

A motion was made by Councilman Scott, seconded by Councilman Dahl to approve the Consent Agenda as presented. A vote was taken and the motion passed 7-0.

REGULAR AGENDA

1. **Consider, and act upon, Ordinance No. 2015-16 amending Ordinance No. 2014-30 (2014-2015 Budget) for proposed mid-year amendments for fiscal year 2014-2015.** (*L. Bantz, Finance Director*)

Staff Comments

Finance Director Bantz addressed Council stating that the mid-year budget amendments are generally intended to cover unanticipated and/or unavoidable revenue and expenditure adjustments to the adopted budget. The detail is attached for the requested items which are located within the General Fund, Wylie Economic Development Corporation, 4B Sales Tax Revenue Fund, and Utility Fund. The requests are further defined as neutral (matching revenues to expenditures), revenue increases, or expenditure increases.

Councilman Dahl commended staff on their ability to procure grants and donations for departments like the Animal Shelter and Library. He thanked organizations that raise money and volunteer with these departments to benefit all the citizens of Wylie.

Council Action

A motion was made by Councilman Scott, seconded by Councilman Wintters to adopt Ordinance No. 2015-16 amending Ordinance No. 2014-30 (2014-2015 Budget) for proposed mid-year amendments for fiscal year 2014-2015. A vote was taken and the motion passed 7-0.

2. **Hold a Public Hearing and consider, and act upon, a change in zoning from Neighborhood Services (NS) to Planned Development-Neighborhood Services (PD-NS) to accommodate a proposed Mixed Use Development on 11 acres, generally located 500 feet north of Brown on the east side of Country Club Road. ZC 2015-02** (*R. Ollie, Planning and Zoning Director*)

Staff Comments

Planning Director Ollie addressed Council stating that the applicant is requesting to establish Planned Development zoning for a Mixed Use Development on eleven (11) acres on the east side of Country Club Road approximately 500 feet north of Brown. The applicant is proposing a development of 16,500 square feet of commercial lease space along Country Club Road frontage and 102,000 square feet of mini-warehouse/self-storage space behind the retail component. The proposed layout is shown on the Concept Plan. The property is in the General Urban sector on the Land Use Plan and currently zoned Neighborhood Services. Ollie presented an overview of the design of the retail and storage area.

Ollie noted the notice was sent to all residents within 200 feet of the proposed zoning change. Two submissions were received in favor of the zoning and one submission from Birmingham Land, LLC opposing the zoning change.

Ollie reported the Concept Plan provided by the applicant meets all the standards as set forth in the current Zoning Ordinance. Additional landscaping along with a wrought iron masonry columned fence has been provided for screening purposes. Exterior masonry and stone work on the elevations complies with the Zoning Ordinance's non-residential design standards.

The Planning and Zoning Commission discussed the canopy covered parking and their desire for it to remain a part of the development but stopped short of making it a requirement given the possible costs involved due to potential fire department requirements for sprinkling. The Planning and Zoning Commission voted 5-0 to recommend approval.

Maxwell Fisher and Dallas Cothrum, representing Platinum Retail-Storage, the applicant, gave a short presentation with views of the retail/storage units. Cothrum reported the wall behind the retail facilities would hide the storage area completely.

Council Discussion

Councilman Scott asked how tall the covered parking would be. Mr. Fisher responded at least 15 feet; this is to insure none of the canopy would be seen over the retail units. Fisher stated that the Fire Department was requiring sprinkling of the parking units, due to the size being 6,000 sq. ft. Fisher requested approval to build the parking units less than 6,000 sq. ft. to exempt the units from requiring fire sprinklers. If that is not an option, then they requested approval to remove covers of the parking units completely. Councilman Winters stated that he wanted to see the covered parking and fire sprinklers. He noted this was a first class operation and the covered parking would be highly sought after.

Councilman Scott stated he loved the proposal but was not in favor of placing it on Country Club. He stated he represented the citizens who called asking for denial and agreed this was not the right place for the facility.

Councilman Winters stated the tract was almost 800 feet deep; even if retail was built on the front, nothing would ever come of the back acreage. This proposal will bring 8-10 million in taxable property where nothing is collected currently. He stated this was the best use for this property.

Public Hearing

Mayor Hogue opened the public hearing on Item #2 at 7:48 p.m. asking anyone present wishing to address Council to come forward.

Two citizens spoke in favor of the zoning and two citizens spoke against the zoning.

With no other persons wishing to address Council, Mayor Hogue closed the public hearing at 7:55 p.m.

Council Action

A motion was made by Councilman Winters, seconded by Councilman Whitney, to approve a change in zoning from Neighborhood Services (NS) to Planned Development-Neighborhood Services (PD-NS) to accommodate a proposed Mixed Use Development on 11 acres, generally located 500 feet north of Brown on the east side of Country Club Road with the additional requirement that the covered parking be installed and sprinkled and a stipulation there can be no "onsite" repairs. A vote was taken and the motion passed 5-2 with Mayor Hogue, Mayor pro tem Stephens, Councilman Winters, Councilman Whitney, and Councilman Dahl voting for, and Councilman Scott and Councilman Jones voting against.

3. **Hold a Public Hearing and consider, and act upon, a Replat for Greenway – 78 Addition (Honest Car Care), Lot 4, Block A.** *(R. Ollie, Planning and Zoning Director)*

Staff Comments

Planning Director Ollie addressed Council stating that the property totals 2.036 acres and will create two commercial lots. The property is zoned PD2004-43 which allows commercial and limited industrial uses. The purpose for the Replat is to dedicate the necessary easements and establish boundary lines to accommodate the development of Lot 4.

Council Action

A motion was made by Councilman Dahl, seconded by Councilman Scott to approve a Replat for Greenway – 78 Addition (Honest Car Care), Lot 4, Block A. A vote was taken and the motion passed 7-0.

4. **Consider, and act upon, approval of additional locations of kiosk plazas in accordance with Ordinance No. 2014-44, Section 22-449.5.** *(R. Ollie, Planning and Zoning Director)*

Staff Comments

Planning Director Ollie addressed Council stating that in moving forward in providing homebuyers and citizen's directions to housing developments, public facilities and community events within the City; staff is presenting additional locations for the Kiosk Program in accordance with Ordinance No. 2014-44.

Ollie explained the National Sign Plaza is requesting the addition of three new locations for the Kiosk Program. In accordance with the Ordinance, a kiosk plaza shall not be located on private property or within a utility easement. She stated the following locations are being proposed:

Location WY60 represents the location at the northeast corner of Park Blvd. and Country Club Road. The subject plaza WY60 shall be installed 0.2 miles north of Park Blvd. and 10 feet east of Country Club Road directing traffic north.

Location WY61 represents the location at the northwest corner of Alanis Drive and S. Ballard Ave. The subject plaza WY61 shall be installed 200' north of Alanis Dr. and 8' west of S. Ballard Ave., directing traffic south.

Location WY62 represents the location at the northeast of Creek Crossing Lane. The subject plaza WY62 shall be installed 200' north of Creek Crossing Lane and 8' west of S. Ballard Ave., directing traffic south.

Location WY63 represents the location at the northeast corner of Rain Tree Drive and Country Club Road. The subject plaza WY63 shall be installed 190' north of Rain Tree Drive and 15' east of Country Club Road, directing traffic north.

Council Discussion

Ollie explained that when the builders want to advertise, they call the vendor or City and asked to be included on certain kiosk signs. These are in lieu of right-of-way signs and remove the clutter associated with them. The contractor constructs and pays for the panels, kiosks, and maintains them. The builders are charged \$75.00 per side per panel monthly to advertise. Of the fees charged, the City is returned \$10.00 panel. Ollie noted that since 2007 the City has raised approximately \$40,000 from the sale of advertised panels. In addition the contractor creates panels directing citizens to City facilities and

events, free of charge. The money is currently being held and will be used to beautify City landscaping. At the end of development the City will have the option of a "way finding" option to allow directions to City facilities.

Councilman Jones asked if kiosk WY63 could be moved to the opposite side of the street. City Manager Manson replied that the ordinance requires that signage only directs drivers to Wylie developments.

Council Action

A motion was made by Councilman Whitney, seconded by Councilman Wintters to approve of additional locations of kiosk plazas in accordance with Ordinance No. 2014-44, Section 22-449.5 with the modification that WY63 be moved to the west side of 1378 across from Rain Tree Drive. A vote was taken and the motion passed 7-0.

5. Consider, and act upon, the appointment of a board member to the North Texas Municipal Water District (NTMWD) Board to fill an expired term of June 1, 2015 to May 31, 2017. *(C. Ehrlich, City Secretary)*

Staff Comments

City Secretary Ehrlich addressed Council stating the Board of Directors of the North Texas Municipal Water District is a policy making body similar in nature to the City Council. The Board is responsible to both the State of Texas and to the member Cities for assuring that NTMWD operations occur in accordance with state and federal law, in alignment with NTMWD policy, and in the best interests of the Cities receiving services.

NTMWD's existing Board (18 member cities) is comprised of individuals who have worked to represent their communities in other capacities and who have a solid understanding of municipal concerns to share with other Directors. Historically, Directors have dedicated from 10 to 30 years of service to the Board, thereby gaining experience and contributing the necessary leadership. This provides the maximum benefit in order to assure the City's needs are met in the most effective manner.

The City of Wylie has two board members on the NTMWD Board; Mr. Bob Thurmond, Jr., whose term expires May 31, 2015, and Mr. Marvin Fuller, whose term expires May 31, 2016. NTMWD is requesting that by majority vote, the Wylie City Council reappoint Mr. Bob Thurmond or appoint another Director to serve a term from June 1, 2015 to May 31, 2017.

Ehrlich noted Mr. Thurmond had agreed to serve another term if appointed.

Council Action

A motion was made by Councilman Wintters, seconded by Councilman Jones to appoint Mr. Bob Thurmond to serve a two year term on the North Texas Municipal Water District Board of Directors beginning June 1, 2015 and ending May 31, 2017. A vote was taken and the motion passed 7-0.

READING OF ORDINANCES

Title and caption approved by Council as required by Wylie City Charter, Article III, Section 13-D.

City Secretary Ehrlich read the caption to Ordinance No. 2015-16 into the official record.

WORK SESSION

- Work Session to discuss proposal for the City of Wylie to provide Fire and EMS Services for the community of Inspiration. (B. Parker, Fire Chief)

Fire Chief Brent Parker addressed Council stating that the community of Inspiration has approached the City of Wylie requesting fire protection and emergency medical services (EMS) to their community. Parker explained the recommendation proposed for the residents of Inspiration would be to pay a per call amount equal to double the current per call rate for Wylie residents for the first year of the agreement. Beginning in August of 2016, a two man squad will be placed in service 40 hours a week to coincide with the opening of George W. Bush Elementary School which is located in the Inspiration community. As revenues continue to increase, additional staff will be added until the squad is staffed 24/7. At the end of the initial year contract, the parties will discuss a long term contract to extend service to the community. A long term contract would be considered by both parties after August of 2016.

Chief Parker asked for direction from the Council regarding whether to further explore a proposed contract for the short and long term.

Direction from Council was to continue to explore and discuss options to provide service to the community of Inspiration.

RECONVENE INTO REGULAR SESSION

Mayor Hogue reconvened into Regular Session.

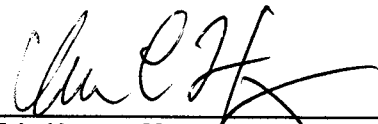
ADJOURNMENT

If during the course

A motion was made by Councilman Jones, seconded by Councilman Dahl to adjourn the meeting at 8:50 p.m. A vote was taken and the motion passed 7-0.

ATTEST:


Carole Ehrlich, City Secretary


Eric Hogue, Mayor

